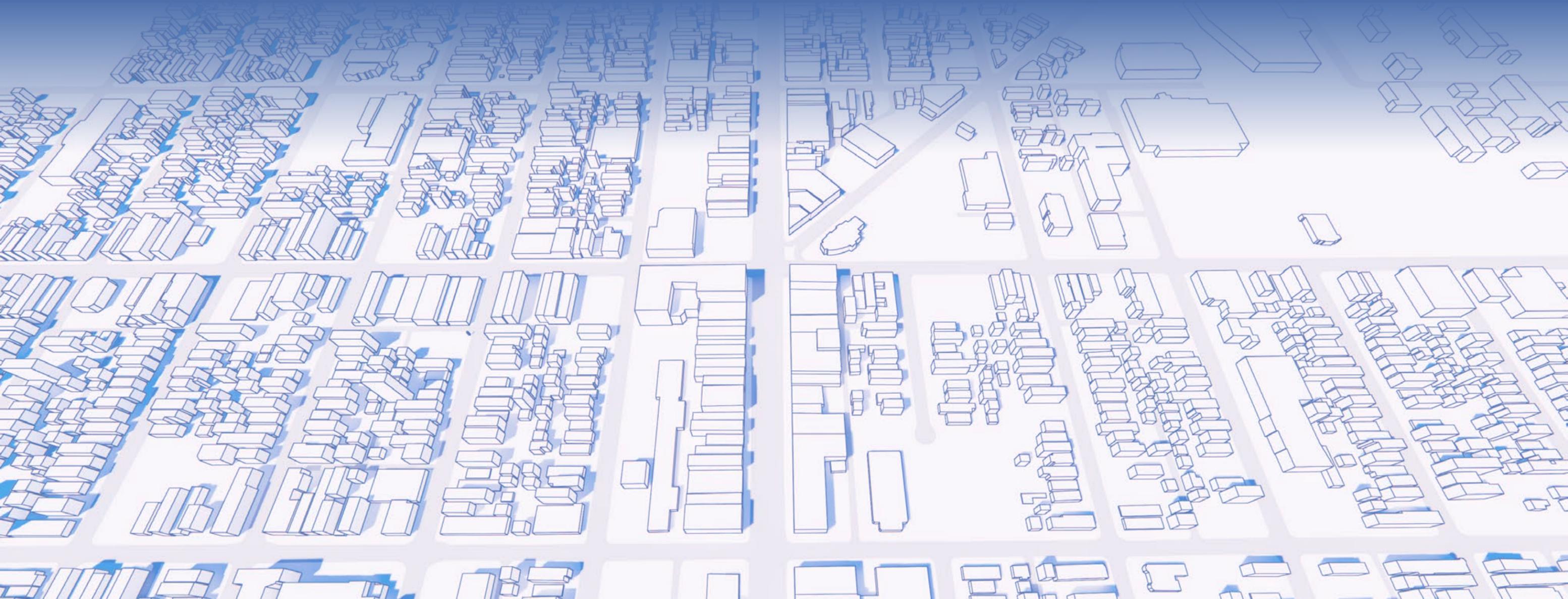


INVEST South/West New City/Back of the Yards

Visioning Workshop

October 15, 2020



1. Welcome
2. Introduction to INVEST South/West
3. Workshop Goals
4. Previous Planning Efforts
5. Market Analysis
6. Opportunity Sites
7. Next Steps

Community

- Back of the Yards Neighborhood Council
- Peace & Education Coalition
- The Plant Chicago
- Spanish Coalition for Housing
- SSA 10 Board of Commissioners
- UNION Impact Center
- Office of Alderman Raymond Lopez
- Office of Alderwoman Jeanette Taylor
- Local Schools
- Local Residents
- Local Businesses

City

- Department of Planning and Development
- Department of Housing
- Department of Transportation
- Chicago Central Area Committee
 - Lamar Johnson Collaborative
 - Compass
 - Landmark Development
 - Sam Schwartz



- Community improvement initiative that coordinates multiple City departments, community organizations, and corporate and philanthropic partners
- Supports infrastructure development, improved programming and policies to create lasting impact
- Focuses on 10 communities on Chicago's South and West sides, one of which is New City/Back of the Yards
- City will align more than \$750M in funding over the next three years to encourage economic development

Introduction

AMPLIFY

Aspire Center for Workforce Innovation

Local assets



FOCUS

Public Investments to support local priorities



DRIVE

Laramie State Bank Building

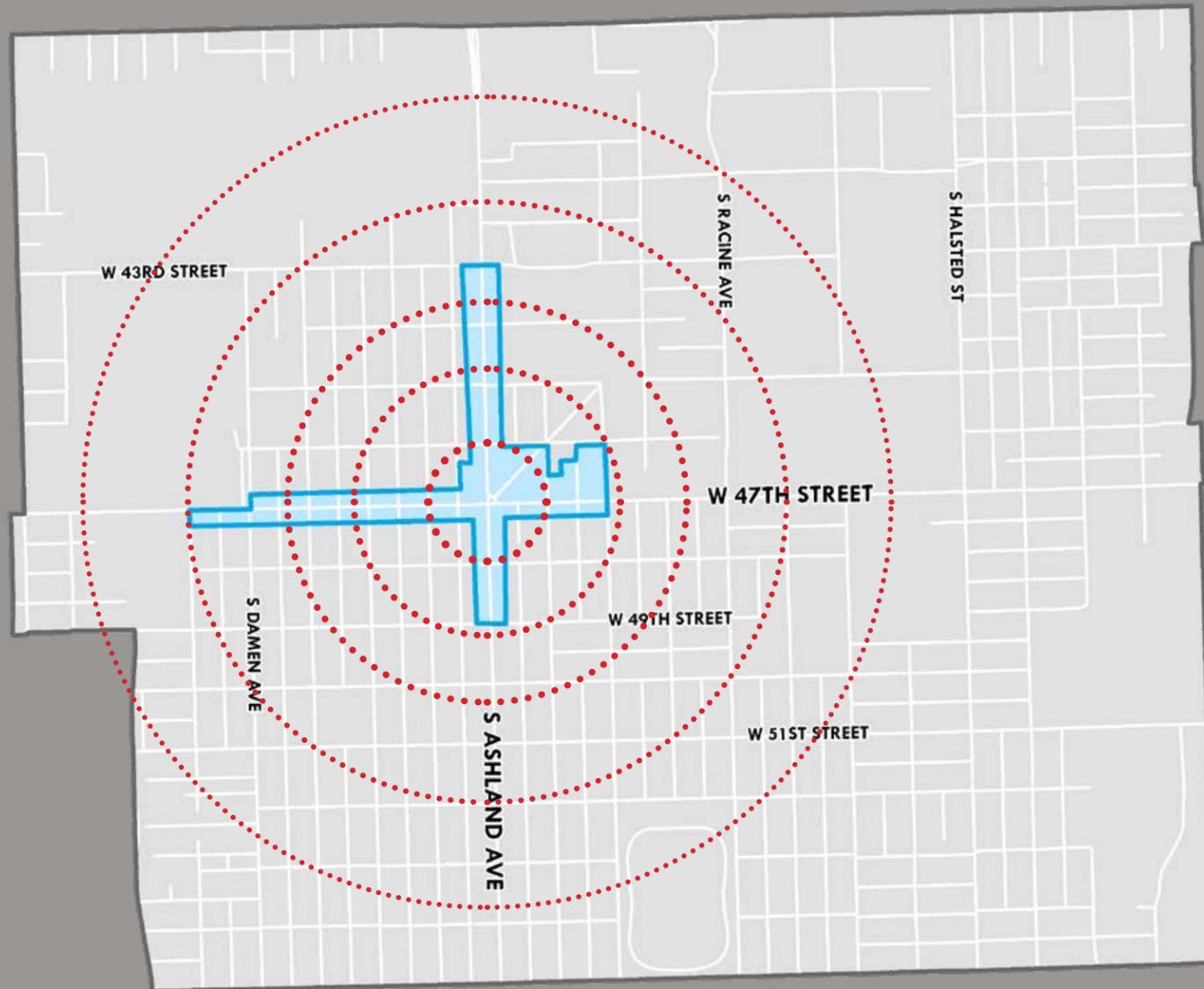
Private investment to build local wealth



INTEGRATE

New strategies for public safety





Back of the Yards/New City Corridor Boundary

- 43rd St to the North
- 49th St to the South
- Hoyne to the West
- Loomis to the East
- Includes area north of 47th St between Marshfield Ave and Laflin St.
- Overlaps with SSA 10
- Falls within 47th/Ashland TIF District



Ripple Effect of INVEST South/West

To gather **input from the community** on development priorities for the **New City/Back of the Yards Corridors:**

- Determine specific development possibilities for key Back of the Yards commercial corridors
- Attract new amenities & businesses to benefit the residents and business owners
- Develop publicly owned land and, where feasible, partner with private owners for larger projects
- Identify programming needs along 47th St and Ashland Avenue
- Identify with the community potential economic development opportunities

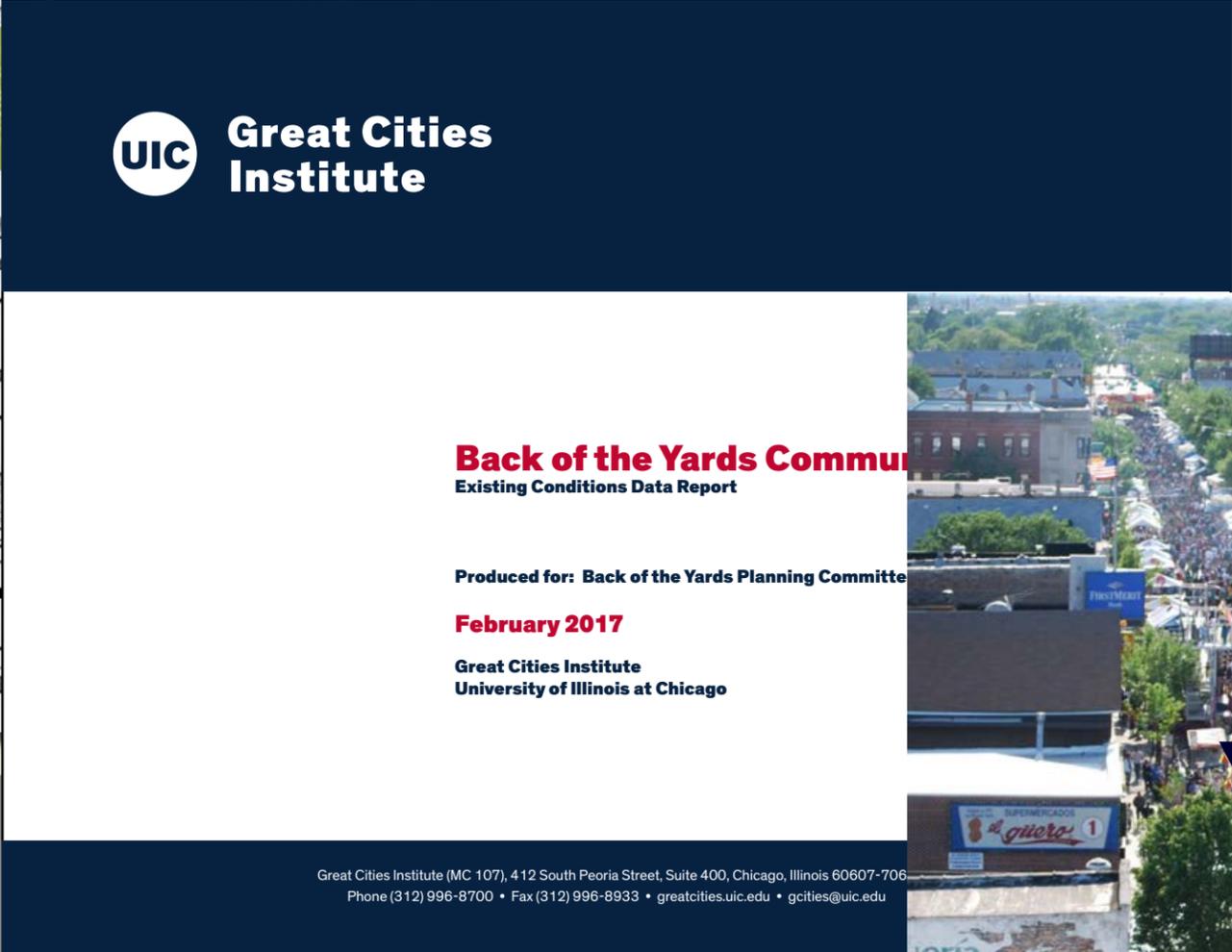
2014 LISC & BYNC Quality of Life Plan

LISC Back of the Yards Neighborhood Council | LISC/Chicago's New Communities Program

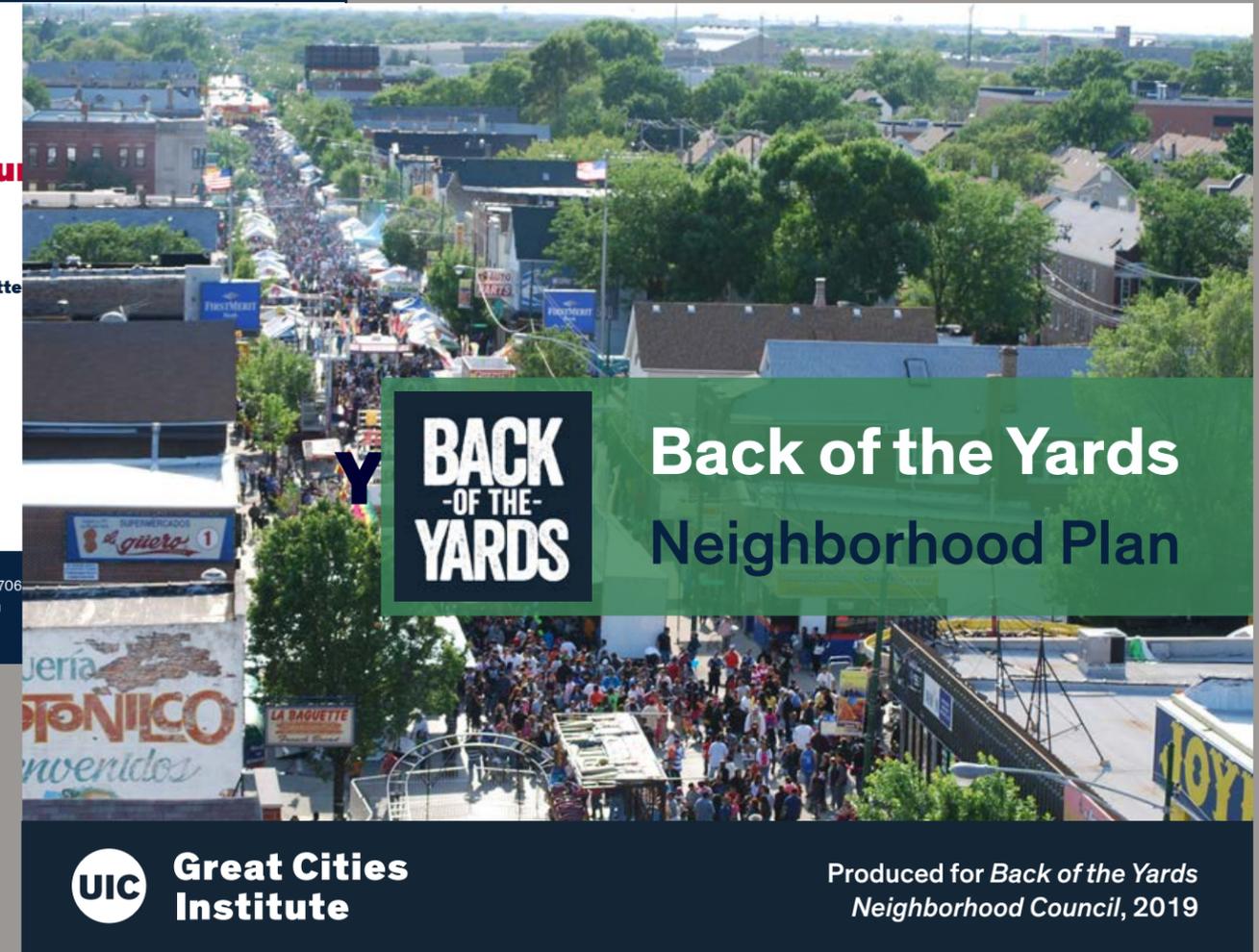
QUALITY-OF-LIFE PLAN | MARCH 2014



2017
UIC Great Cities Initiative



2019
UIC Great Cities Initiative



Previous Plan Goals for New City/Back of the Yards

Economic Development

- Increase number of jobs in community
- Offer free job training for adults
- Increase economic development for small and minority owned businesses
- Improve retail opportunities

Housing and Beautification

- Provide quality housing
- Target both rehab and new construction
- Beautify streets and neighborhoods

Youth - Safety, Recreation, Education

- Expand recreational and educational opportunities
- Improve access to high quality education

Previous Plan Goals for New City/Back of the Yards

Civic Engagement

- Enhance public safety
- Promote a strong community identity

Health and Wellbeing

- Ensure access to healthcare
- Provide ample green space

Arts and Culture

- Encourage arts and culture initiatives
- Use arts to create sense of unity

Market Area Demographics (Source: ESRI)

13,296

Households

\$34,816

Median Household
Income

3.44

Avg. Household
Size

61.9% Hispanic Origin

26.3% Black

6.0% White

2.8% 2 or More Races

2.2% Asian

0.8% Native American

Race/Ethnicity

28.9% Owners

51.2% Renters

19.9% Vacant

Housing Unit
Occupancy

Market Conditions

Strengths

- Corridor is well served with anchor grocery and pharmacy
 - Aldi, Walgreens, MB Bank
- Established local retail west of Ashland Ave.
- Significant car traffic on both 47th St and Ashland Ave.

Challenges

- Existing vacancies in both housing and retail
 - Walmart, Marshals
- Median age of existing housing stock is 120 years
- Commercial and residential development will need public subsidy to be realized

Retail Leakage (Source: ESRI)

- The overall retail demand in the market area is met by the supply, however there are a few sectors with notable leakage:

\$72.8M

Automobile
Dealers

\$16.1M

General
Merchandise

\$12.1M

Hobby, Book
and Music

\$2.8M

Electronics

\$1.8M

Office Supplies

\$1.5M

Lawn and
Garden



Site Analysis

Site Analysis | 47th & Ashland Corridor



Paulina St

Marshfield Ave

Ashland Ave

McDowell Ave

46th Street

Laffin St

Bishop St

SITE: BISHOP PLAZA

SITE: RAINBOW

47th Street

SITE: 47TH AND JUSTINE

Justine St

48th Street

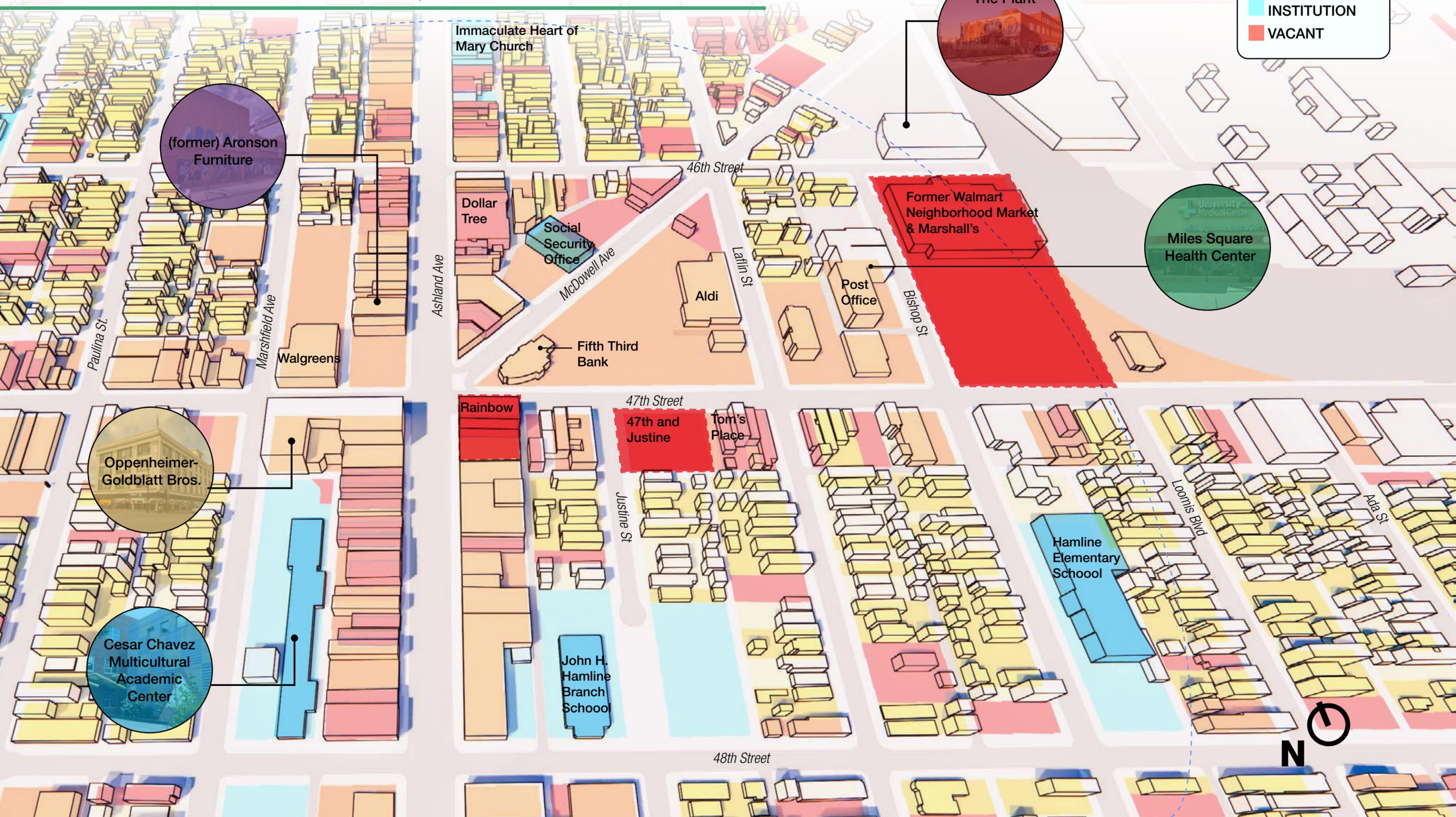
Loomis Blvd

Ada St



Assets and Anchors | 47th & Ashland Corridor

- RESIDENTIAL
- COMMERCIAL
- INSTITUTION
- VACANT



Transit | 47th & Ashland Corridor



- BUS STOP
- 5 MIN WALKING RADIUS
- BUS ROUTE #47
- BUS ROUTE #9

26,900 vehicles
1,600 trucks
24,303 transit riders*

11,800 vehicles
550 trucks
9,018 transit riders*

13,200 vehicles
1,300 trucks

22,800 vehicles
825 trucks

5 min walk

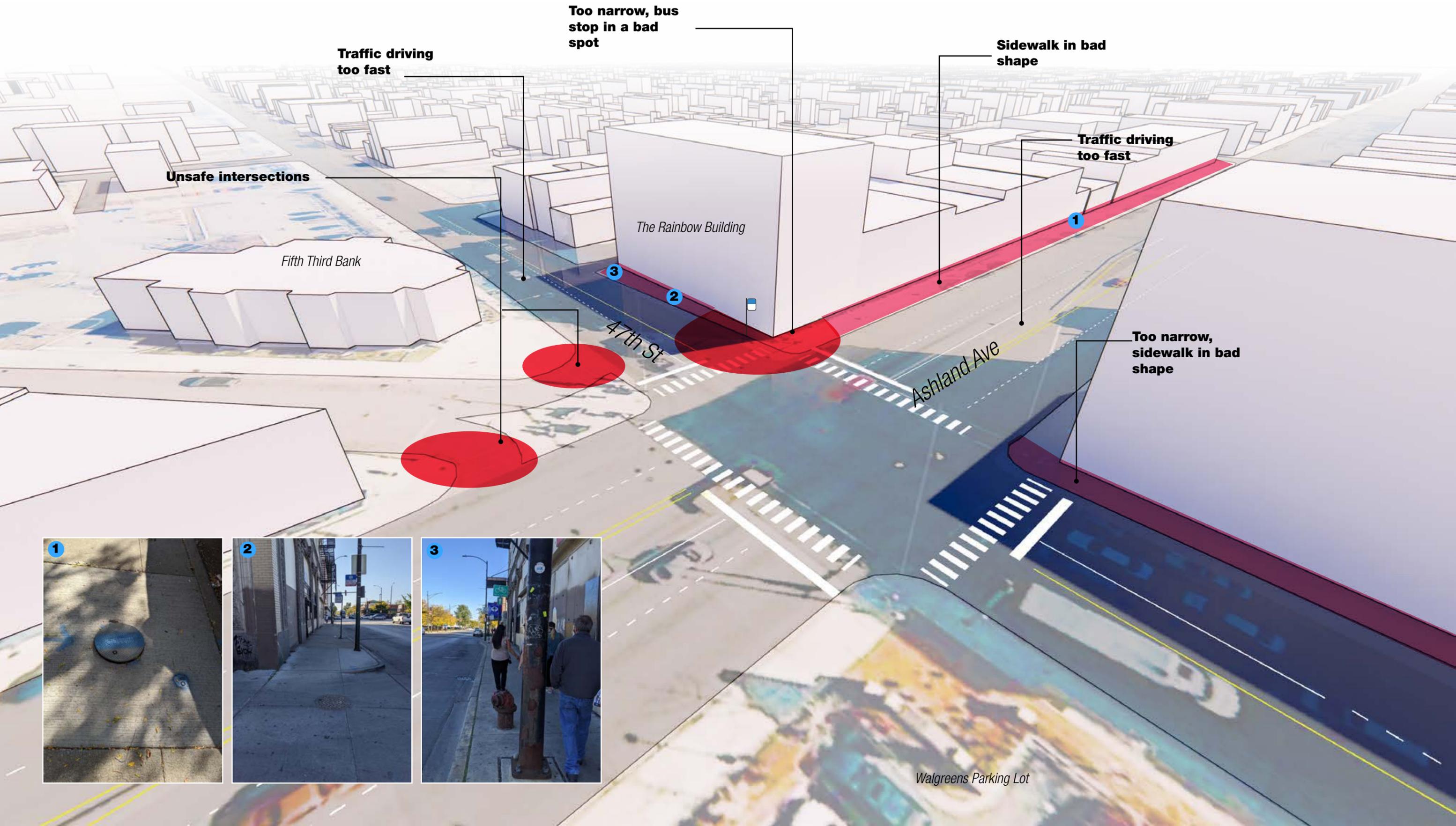


Traffic Safety | 47th & Ashland Corridor

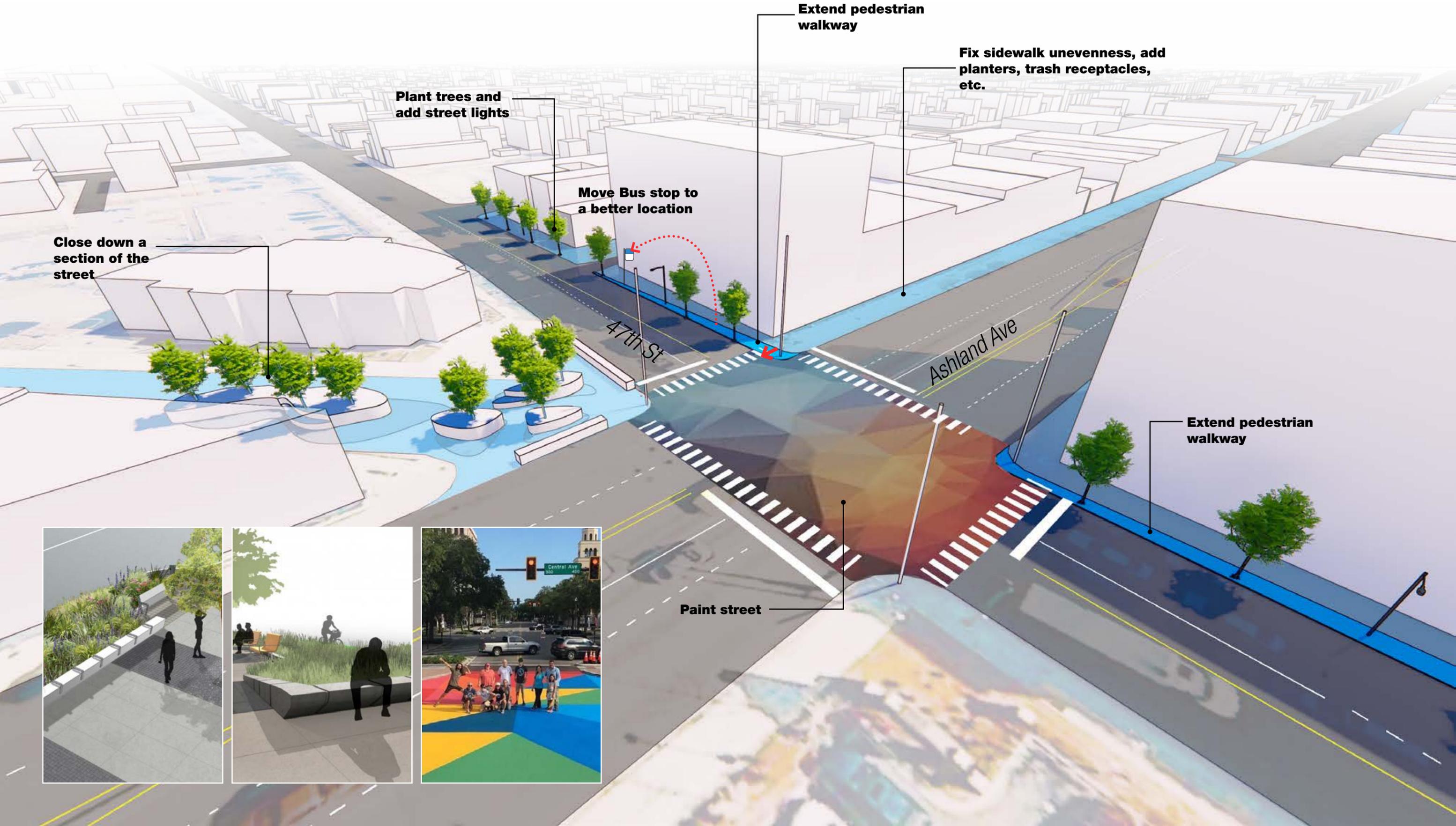
- FATAL
- SEVERE INJURY
- INJURY BUT ABLE TO WALK AWAY
- NO VISIBLE INJURY BUT PAINFUL
- NO INJURY

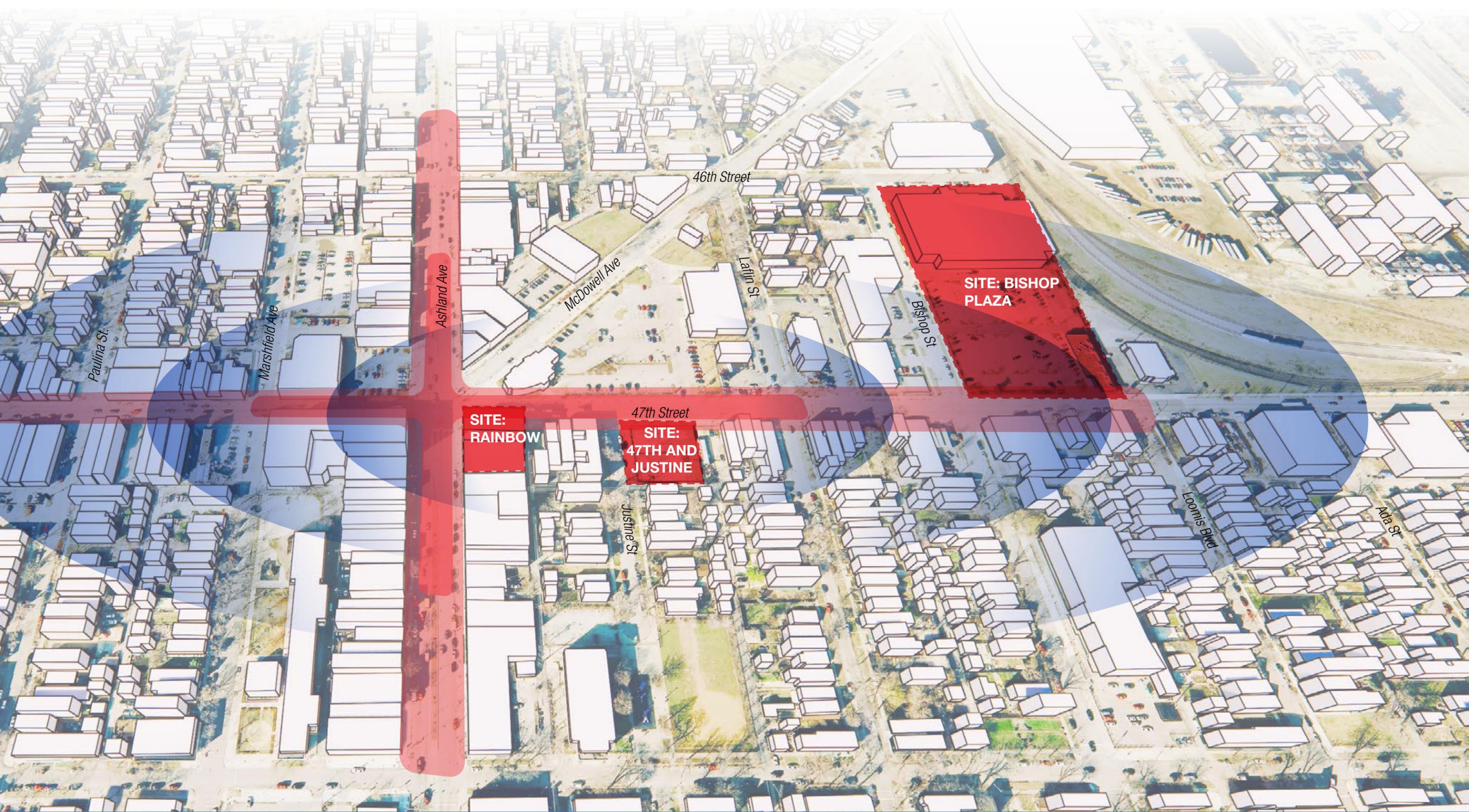


Recommendation | Street Improvements + Branding



Recommendation | Street Improvements + Branding





Site Study



46th Street

Ashland Ave

McDowell Ave

Laflin St

Bishop St

**SITE:
BISHOP PLAZA**

47th Street

**SITE:
RAINBOW**

**SITE:
47TH AND
JUSTINE**

Justine St

Site | **47th and Justine**

Existing Conditions | **47th and Justine**

Zoning: **Business**

Ownership: **City**

18,000 sqft **Site**



Site Study | 47th & Justine

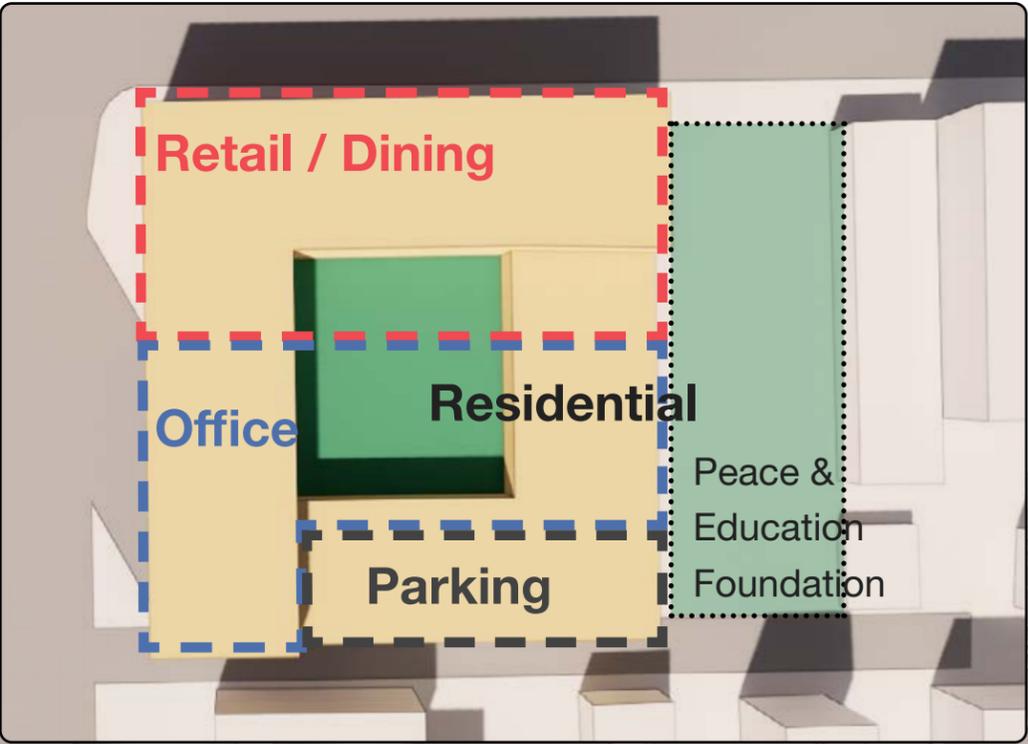


Site Study | 47th & Justine



Program Suggestion | 47th & Justine

- 31,000 sqft **Residential** [30 units]
- 6,000 sqft **Dining / Retail**
- 4,000 sqft **Office / Civic**
- 2,000 sqft **Residential Courtyard**
- 20 **Parking Spaces**



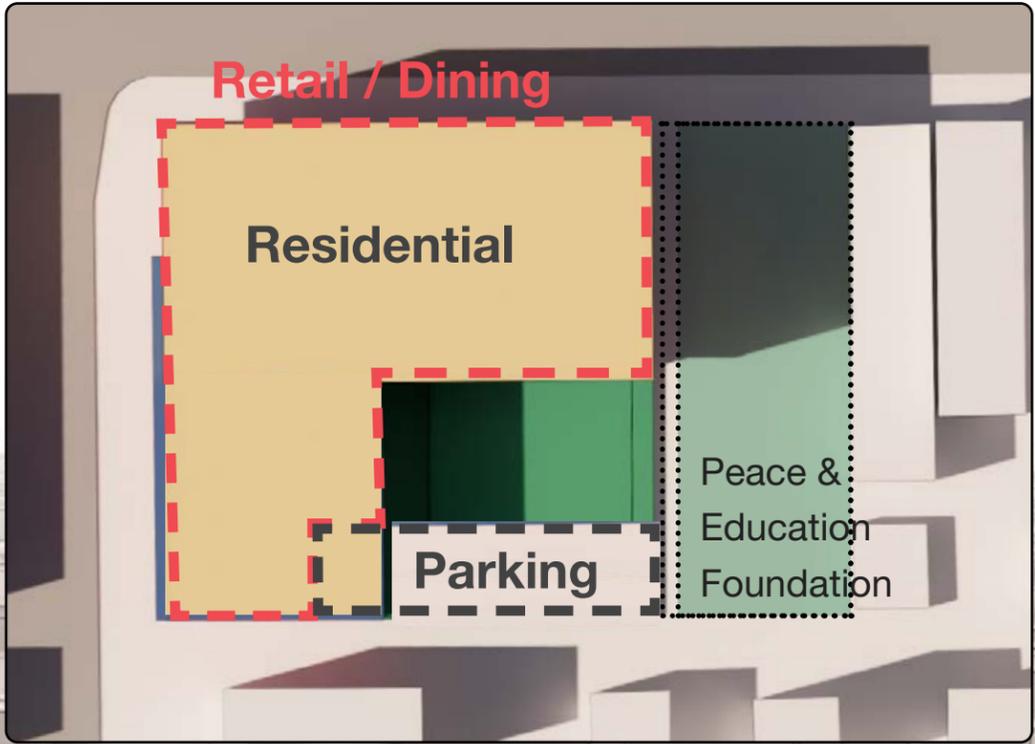
47th St.

Justine St



Program Suggestion | 47th & Justine

- 27,000 sqft **Residential** [27 units]
- 8,400 sqft **Dining / Retail**
- 3,000 sqft **Office / Civic**
- 2,000 sqft **Outdoor Dining**
- 20 **Parking Spaces**



47th St.

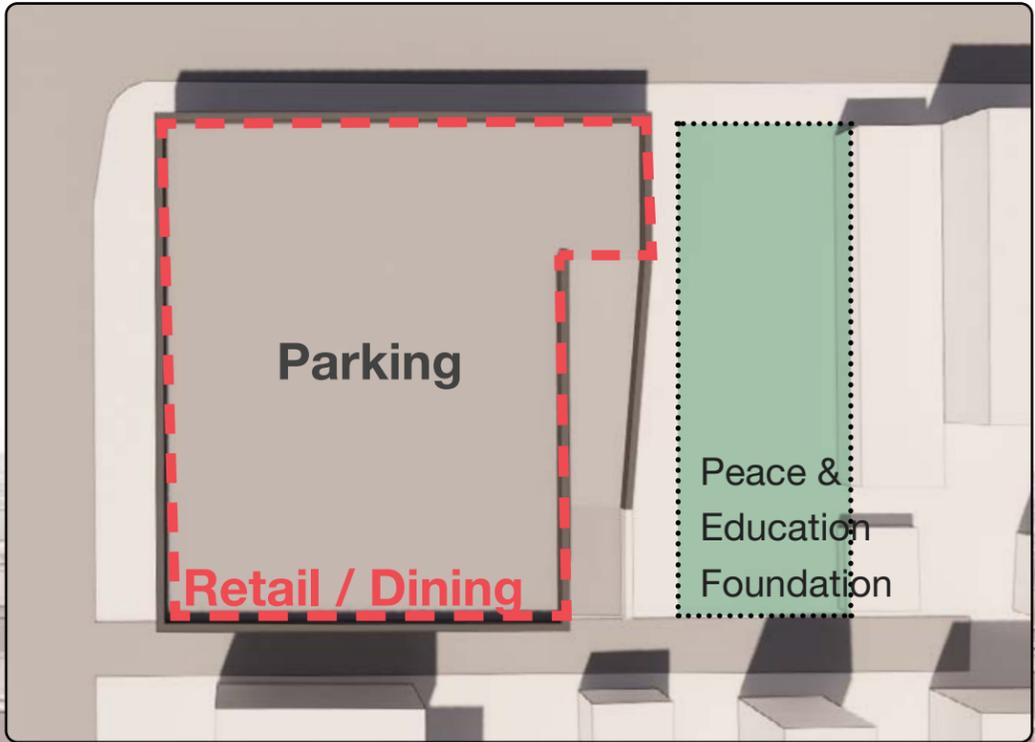
Justine St



Program Suggestion | 47th & Justine

13,150 sqft Dining + Retail

40 Parking Spaces



47th St.

Justine St



Artist Residences



KLEO Art Residences



Dorchester Art + Housing Collaborative

Youth Center



McGaw YMCA, Evanston



Y.O.U. Headquarters, Evanston



By the Hand Club, Chicago

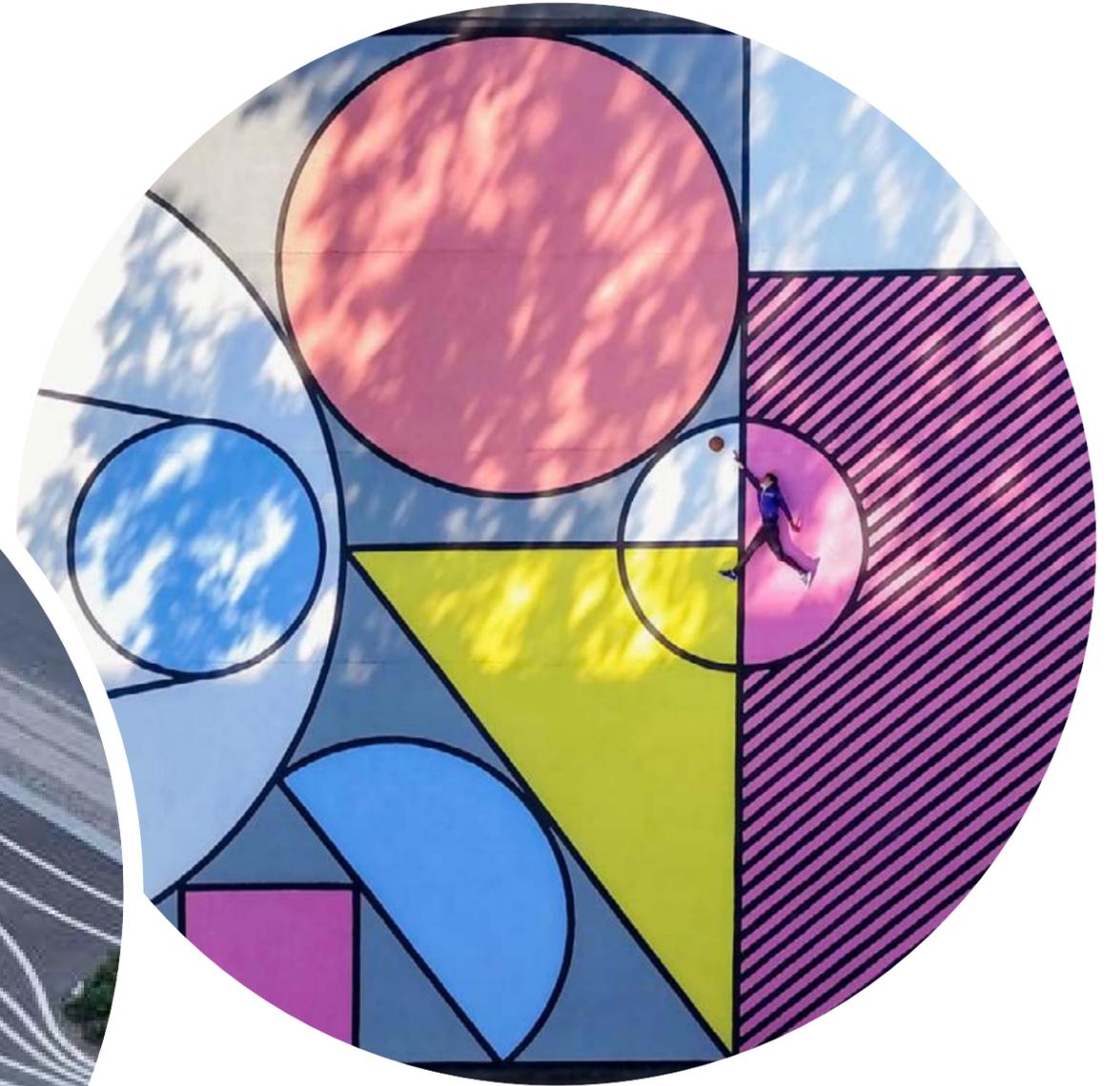
Public Space



Pigale, Paris

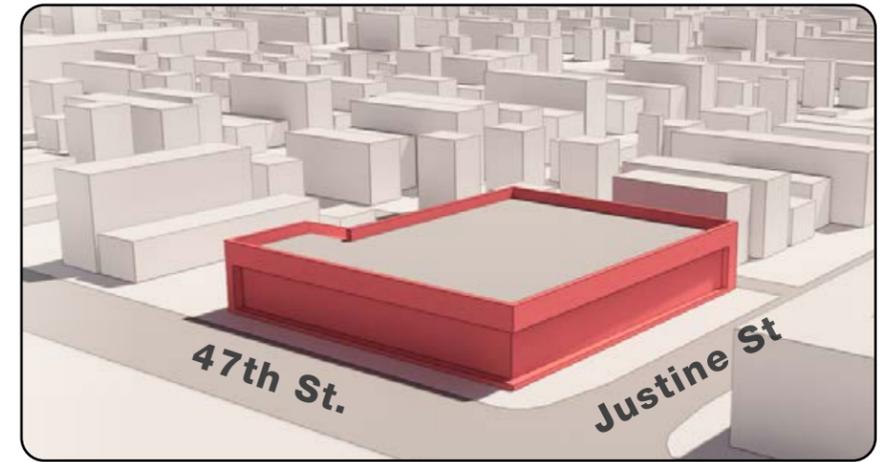
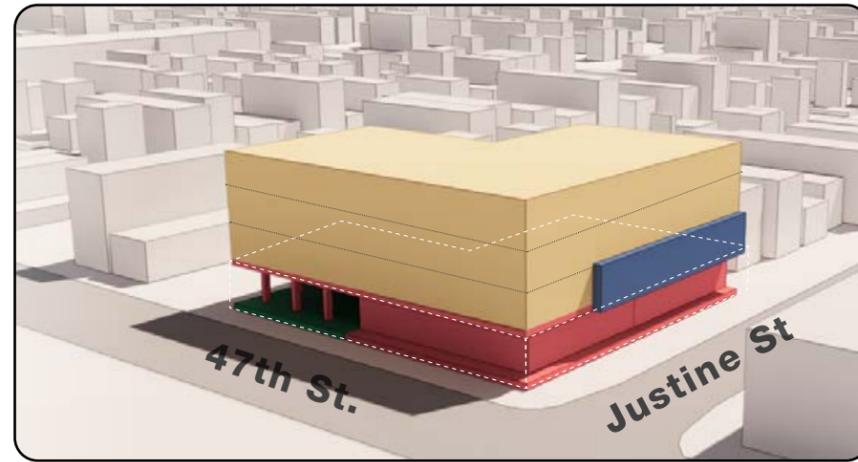
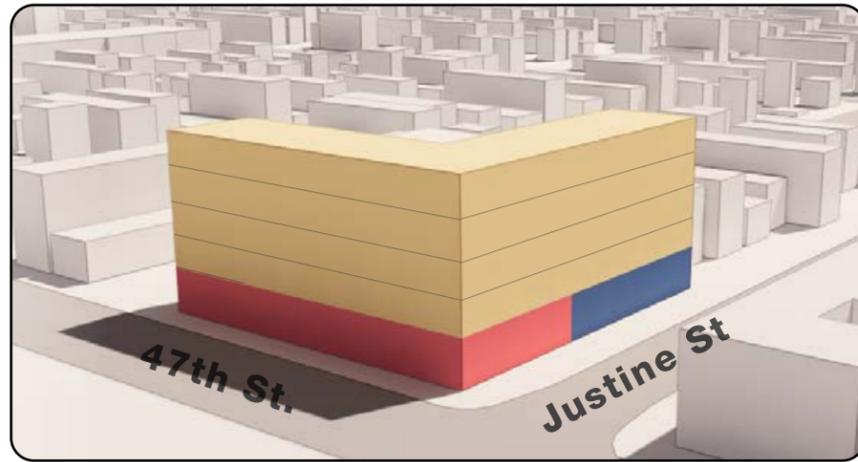


Red Square, Copenhagen



Aalst, Belgium

Program Suggestion | 47th & Justine



31,000 sqft **Residential** [30 units]

6,000 sqft **Dining / Retail**

4,000 sqft **Office**

2,000 sqft **Residential Courtyard**

20 **Parking Spaces**

27,000 sqft **Residential** [27 units]

8,400 sqft **Dining / Retail**

3,000 sqft **Office / Civic**

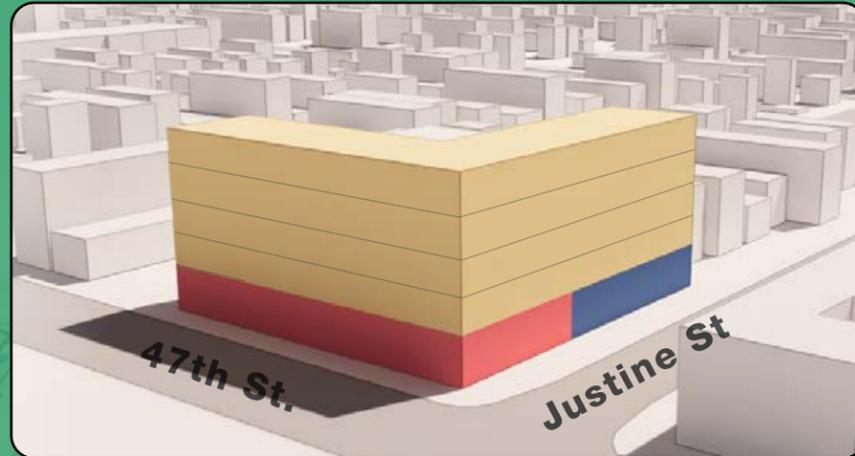
2,000 sqft **Outdoor Dining**

20 **Parking Spaces**

13,150 sqft **Dining + Retail**

40 **Parking Spaces**

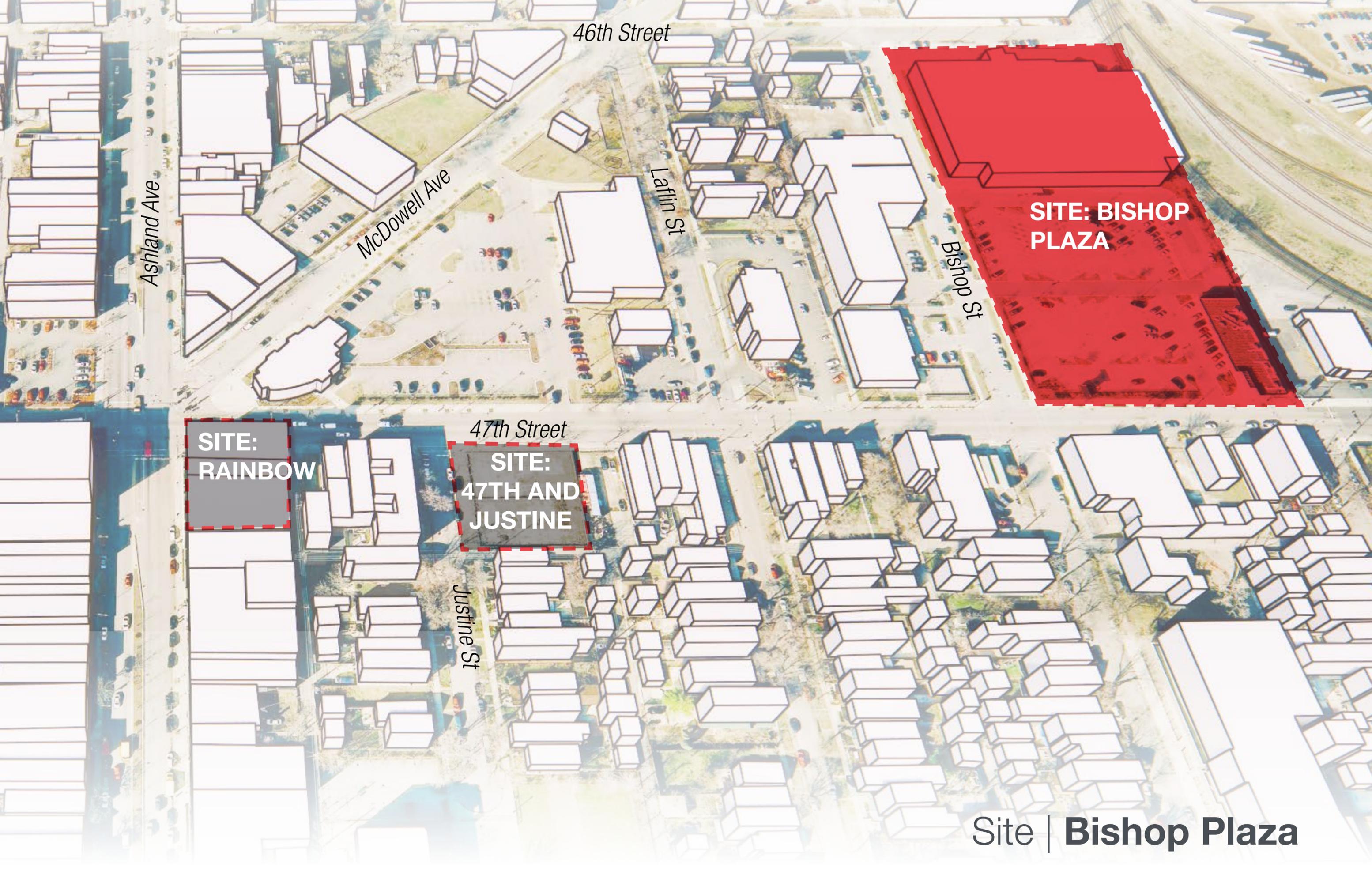
Questions:



What is your top development priority for this site?

Do you have a preferred use and design?

Are there any priorities we missed?



46th Street

Ashland Ave

McDowell Ave

Laffin St

Bishop St

SITE: BISHOP PLAZA

47th Street

SITE: RAINBOW

SITE: 47TH AND JUSTINE

Justine St

Site | **Bishop Plaza**

Existing Conditions | **Bishop Plaza**

Zoning: **Planned Development**

Ownership: **Private**

178,000 sqft **Site**

60,000 sqft **Vacant Marshall's**

7,000 sqft **Plaza Shopping Mall**



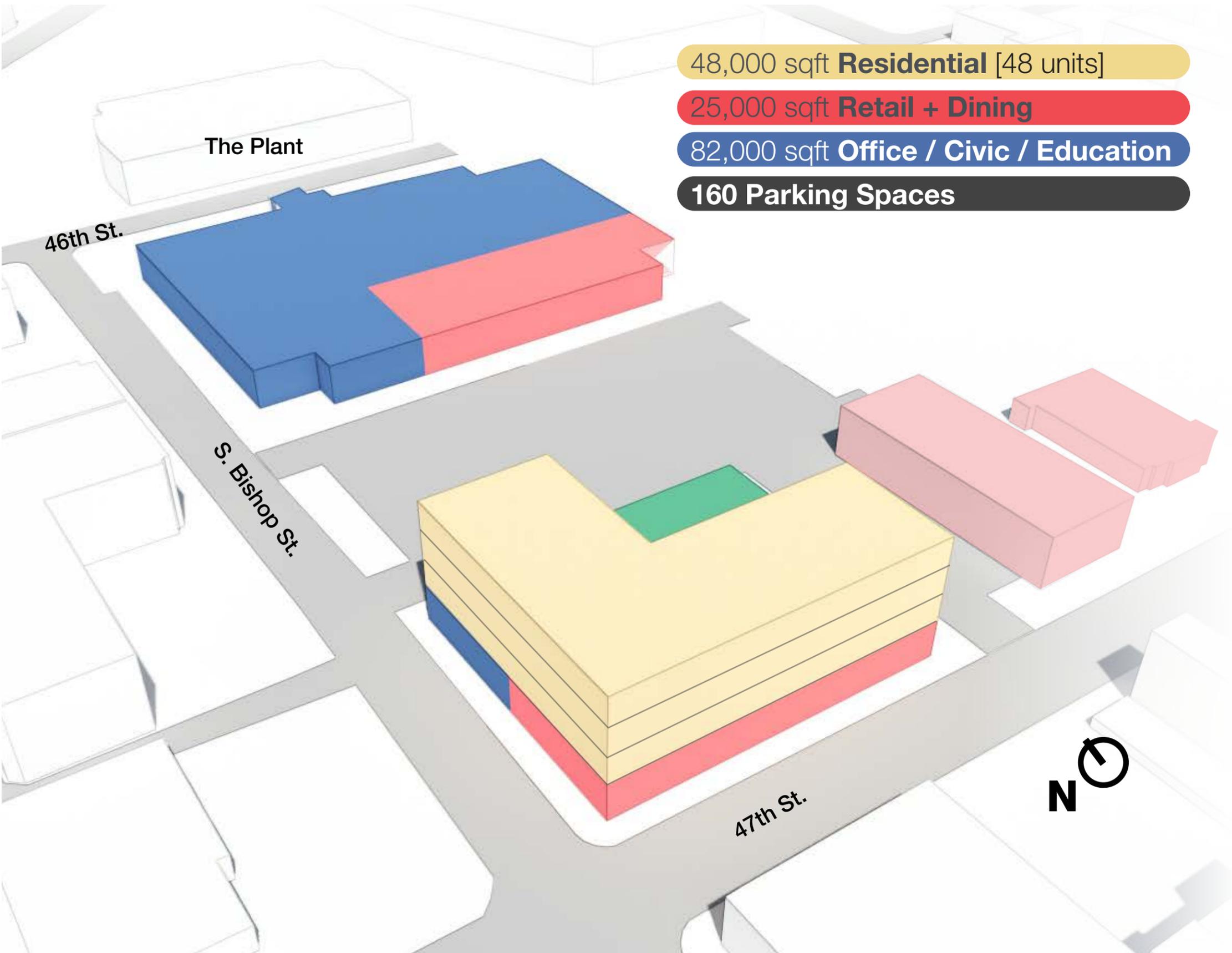
Site Study | Bishop Plaza



Site Study | Bishop Plaza



Bishop Plaza | Front of the Yards

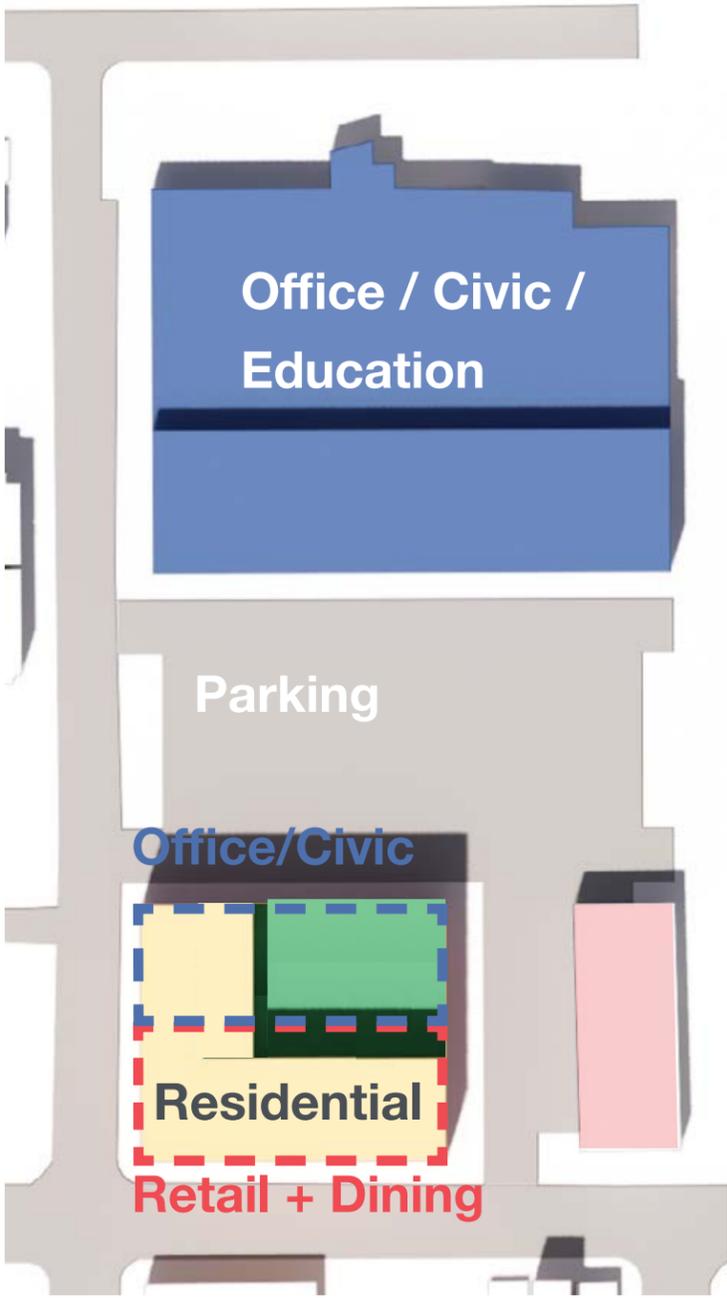


48,000 sqft **Residential** [48 units]

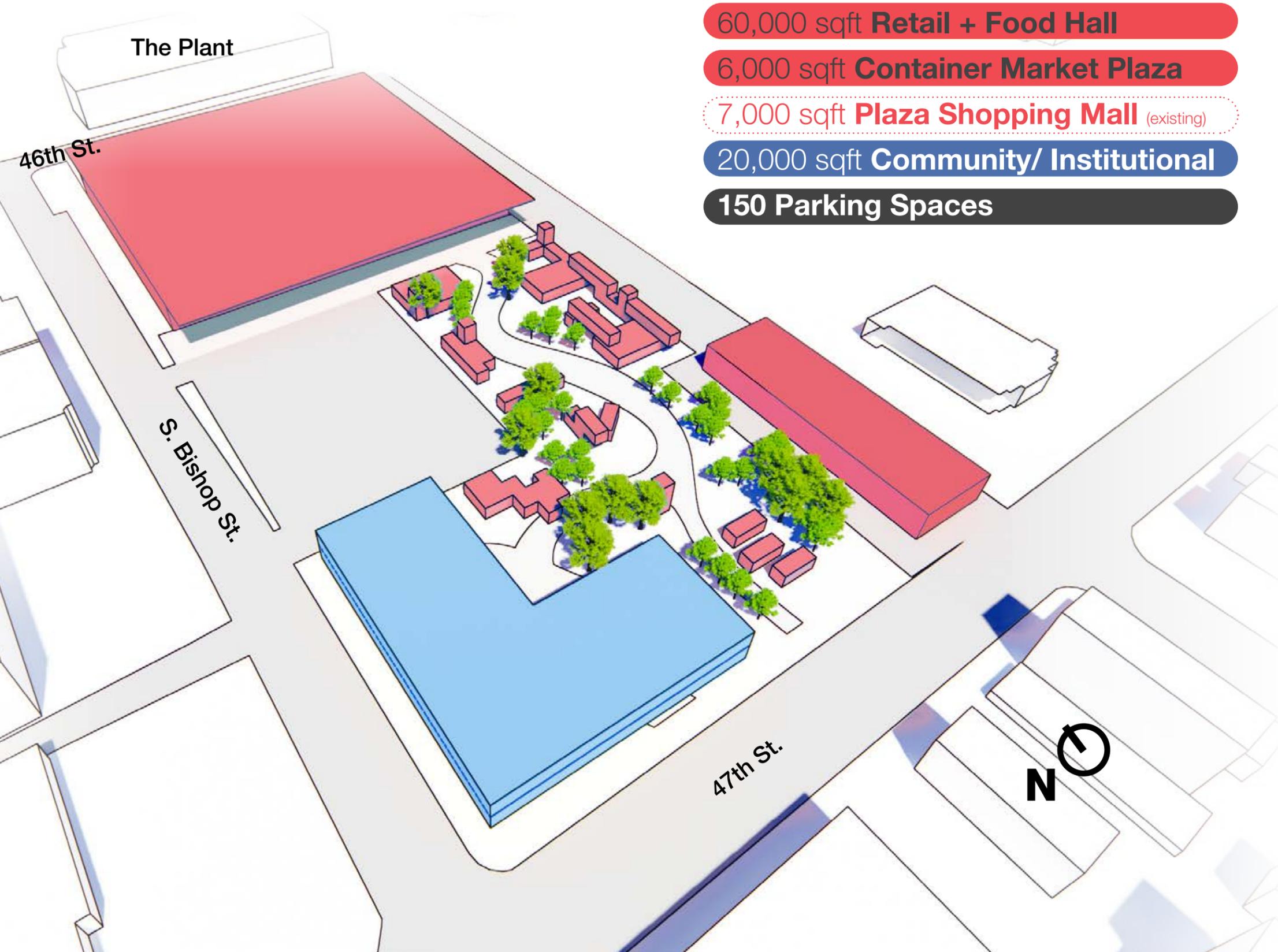
25,000 sqft **Retail + Dining**

82,000 sqft **Office / Civic / Education**

160 Parking Spaces



Bishop Plaza | Front of the Yards



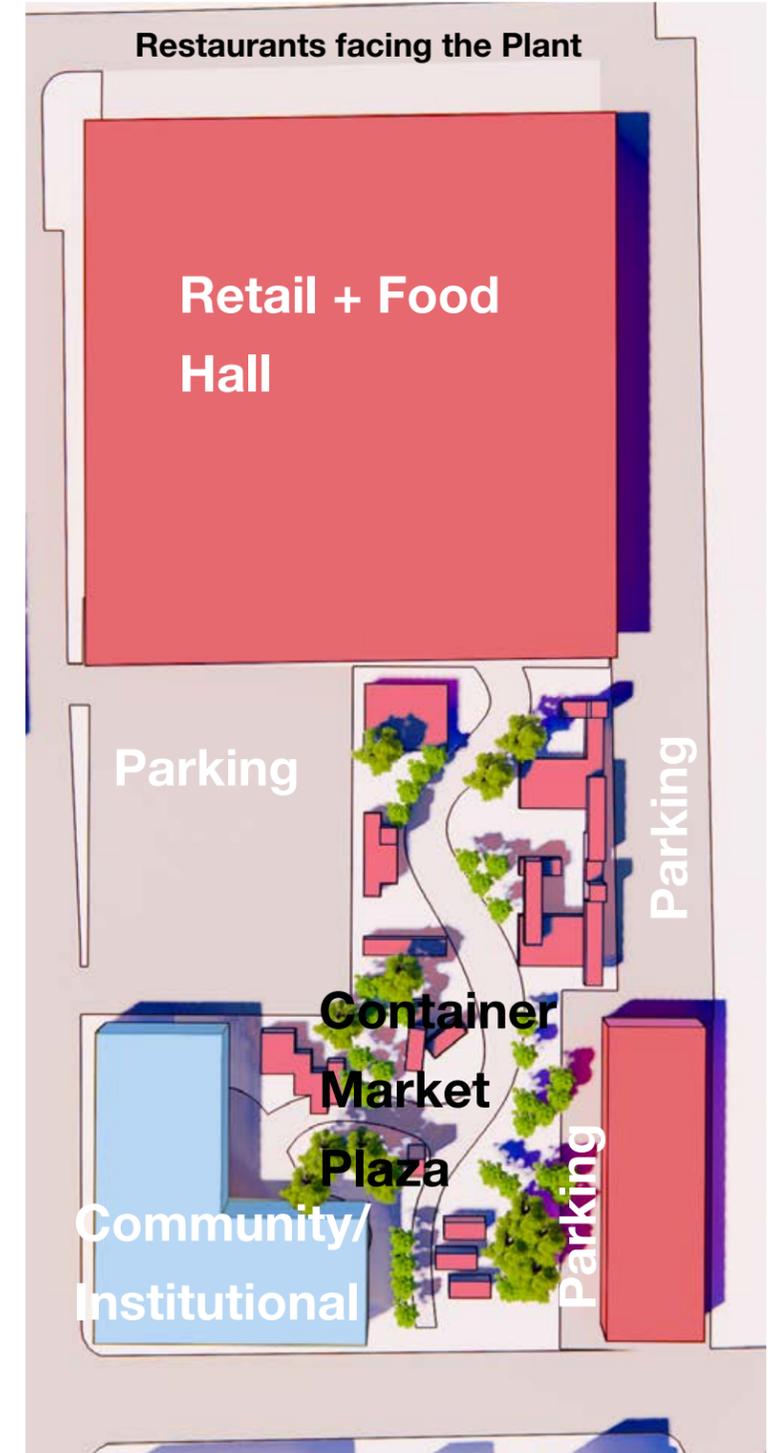
60,000 sqft **Retail + Food Hall**

6,000 sqft **Container Market Plaza**

7,000 sqft **Plaza Shopping Mall** (existing)

20,000 sqft **Community/ Institutional**

150 Parking Spaces



Food Hall



**Salman Galley,
Pittsburgh**



Pythian Market, New Orleans



**Grand Central
Market, LA**

Container Businesses



**Re:START Mall,
Christchurch**



Revolutsia, Wichita



Boxville, Chicago

Community + Housing

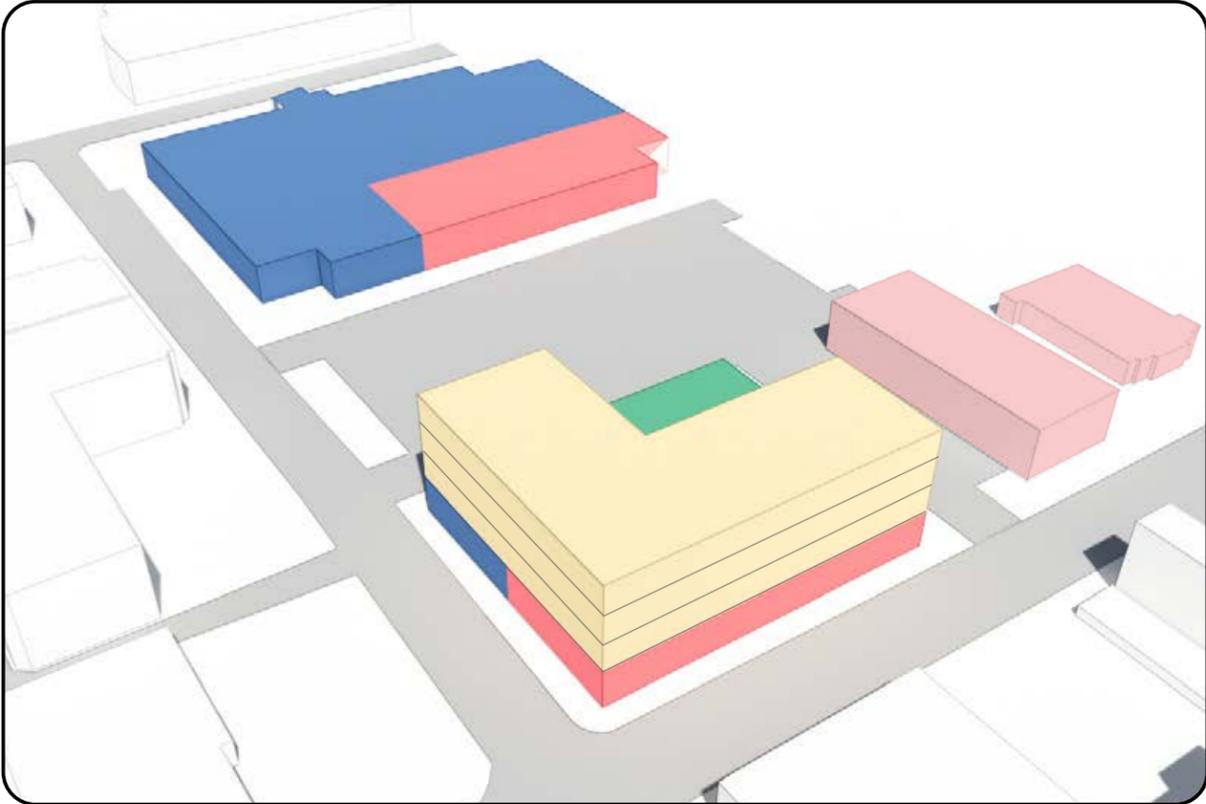


**Northtown Affordable
Apartments + Library,
Chicago**

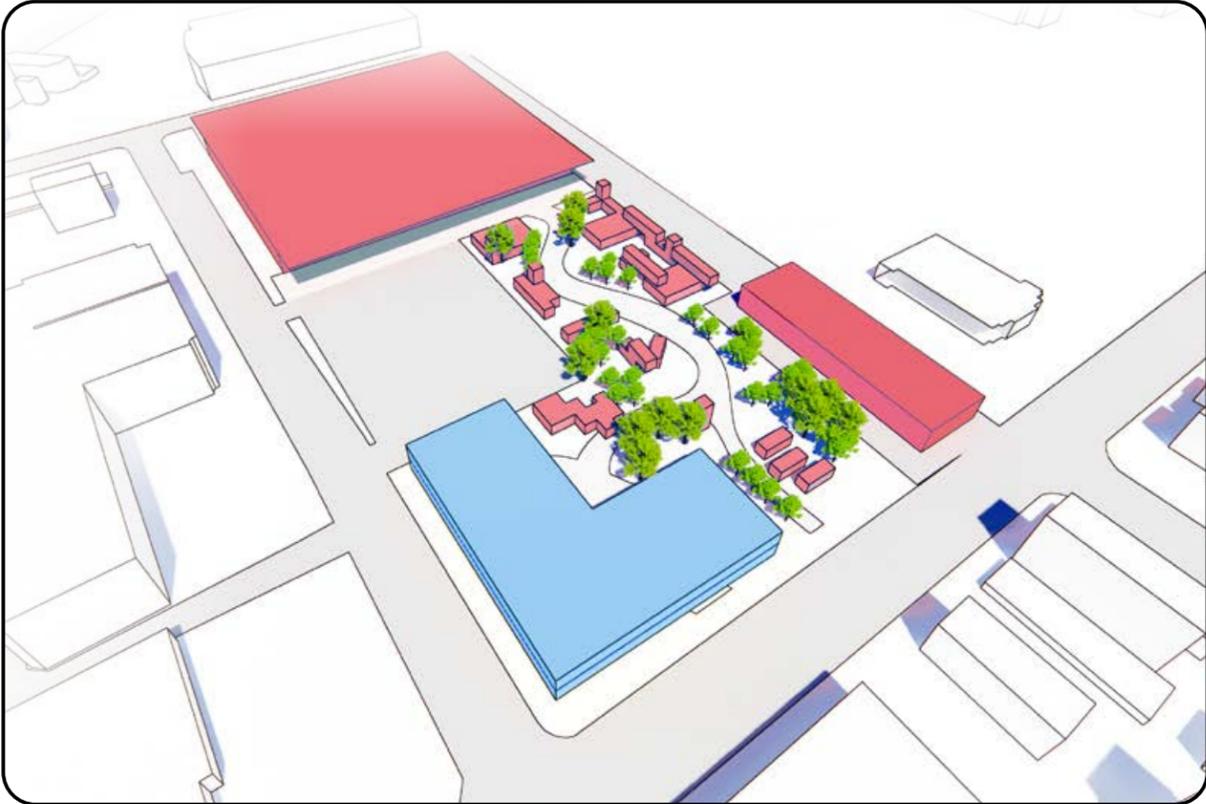


**Taylor Street Apartments and Little
Italy Branch Library, Chicago**

Bishop Plaza | **Front of the Yards**

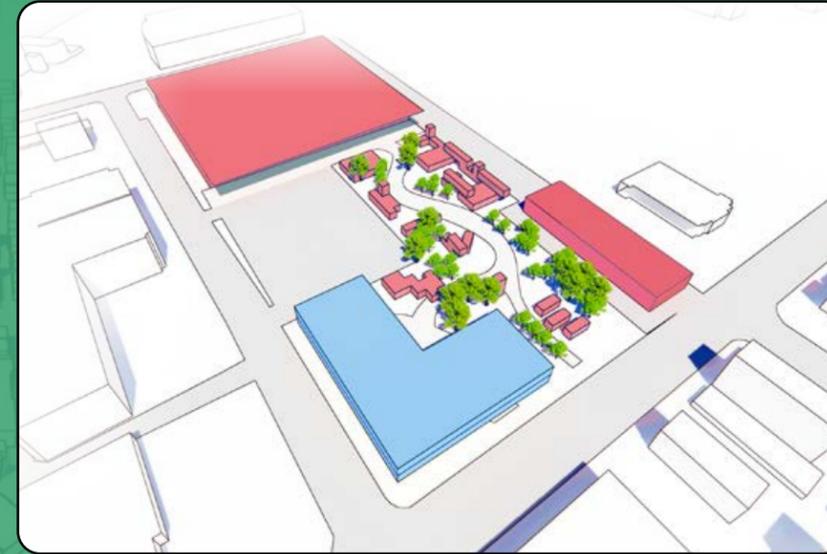
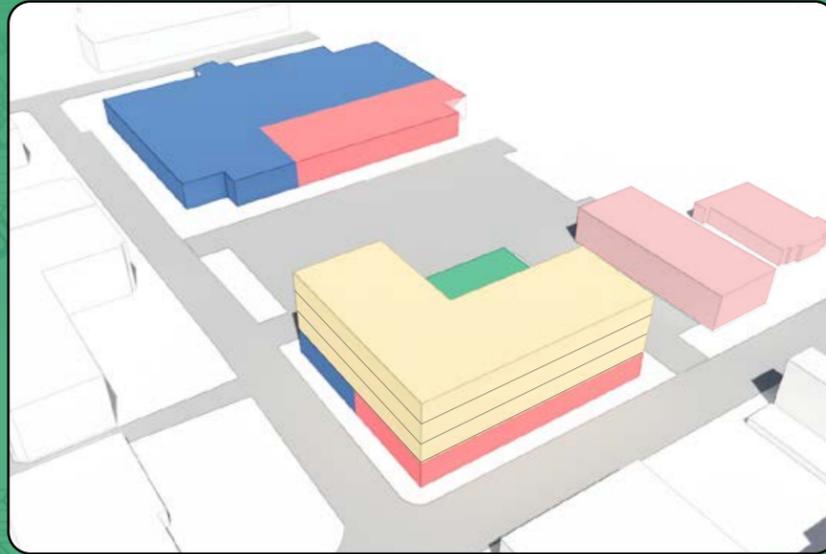


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- 25,000 sqft **Retail + Dining**
- 82,000 sqft **Office / Civic / Education**
- 160 Parking Spaces**



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- 20,000 sqft **Community/ Institutional**
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Questions:



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46th Street

Ashland Ave

McDowell Ave

Latin St

Bishop St

SITE: BISHOP PLAZA

SITE: RAINBOW

47th Street
SITE: 47TH AND JUSTINE

Justine St

Site | **Rainbow Building**

Existing Conditions | **Rainbow Building**

13,000 sqft **Building Footprint**

Zoning: **Business**

Ownership: **Private**



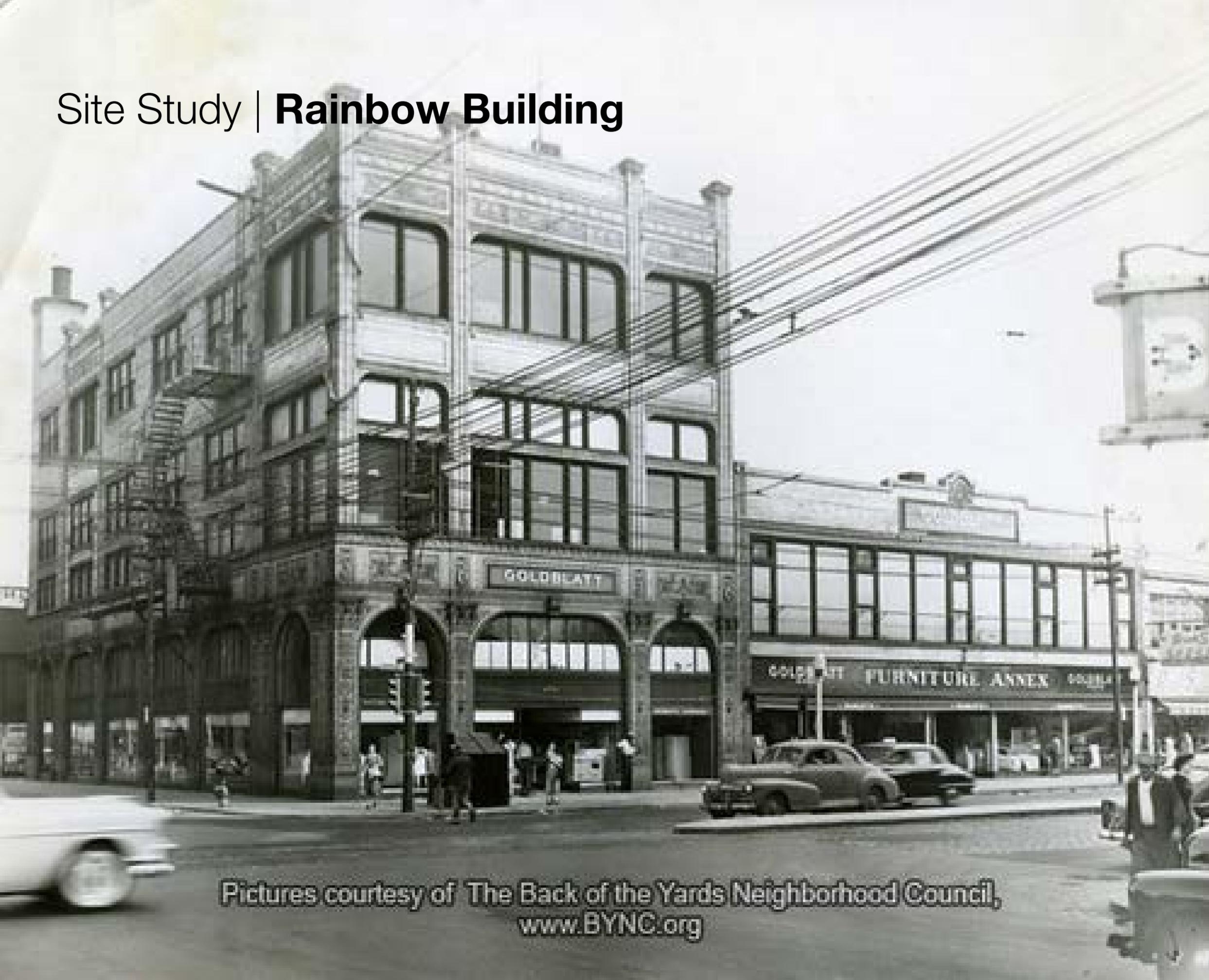
Site Study | Rainbow Building



Site Study | Rainbow Building



Site Study | **Rainbow Building**



Pictures courtesy of The Back of the Yards Neighborhood Council,
www.BYNC.org

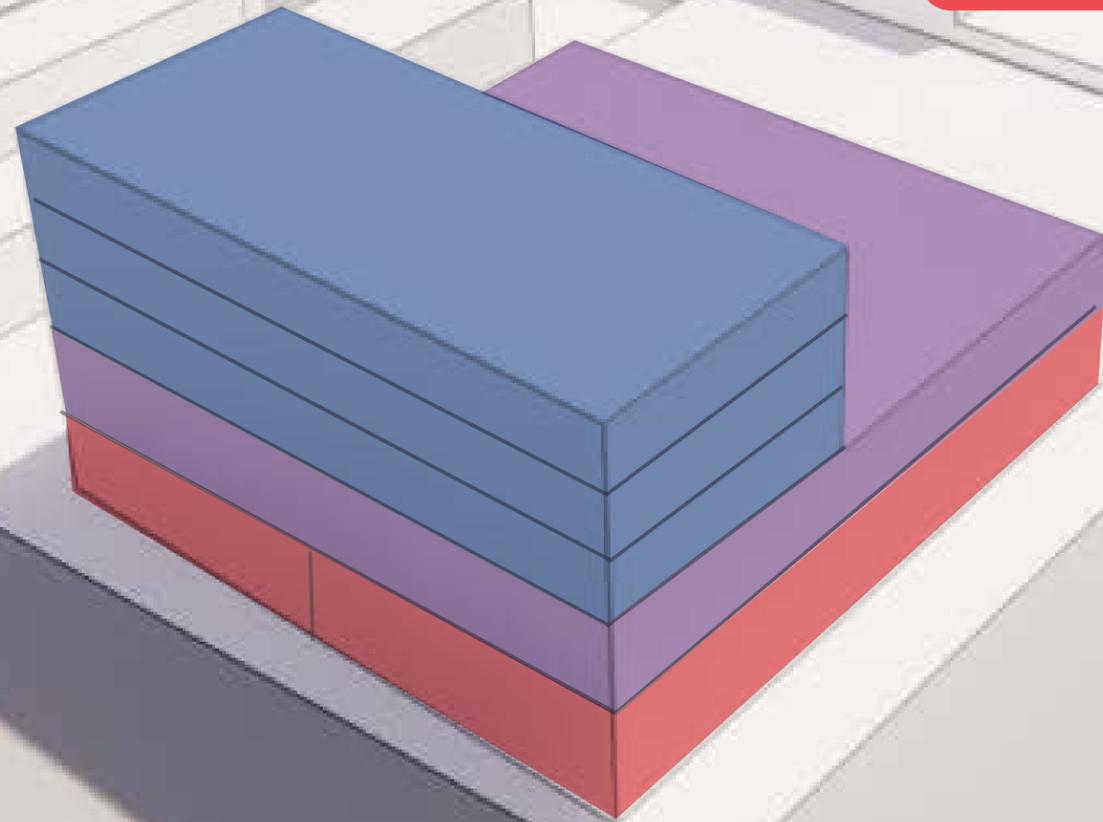
Rainbow Building | **Community Anchor**

15,000 sqft **Office**

13,000 sqft **Community/ Institutional**

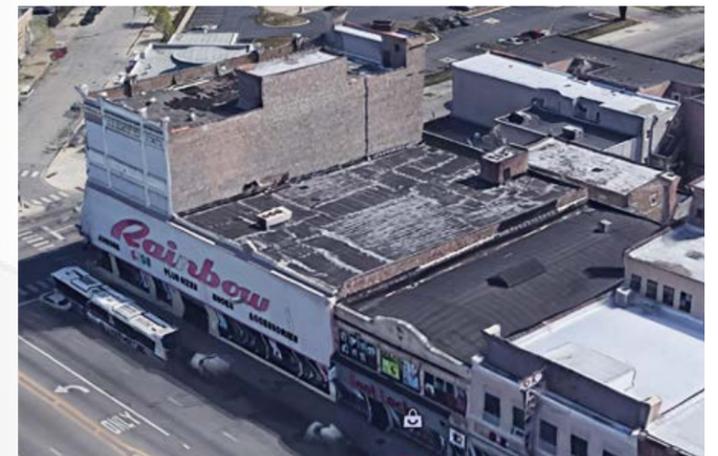
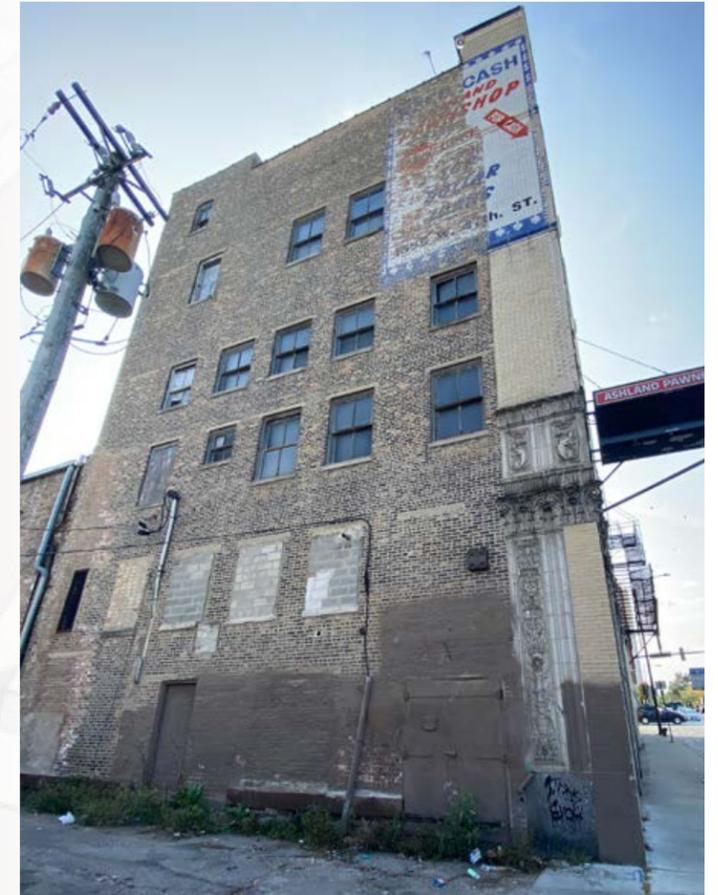
10,000 sqft **Rainbow**

3,000 sqft **New Retail**



47th St.

Ashland Ave.



Cultural Center



CAC New Orleans



Pilsen Arts Community House

Co-working + Office

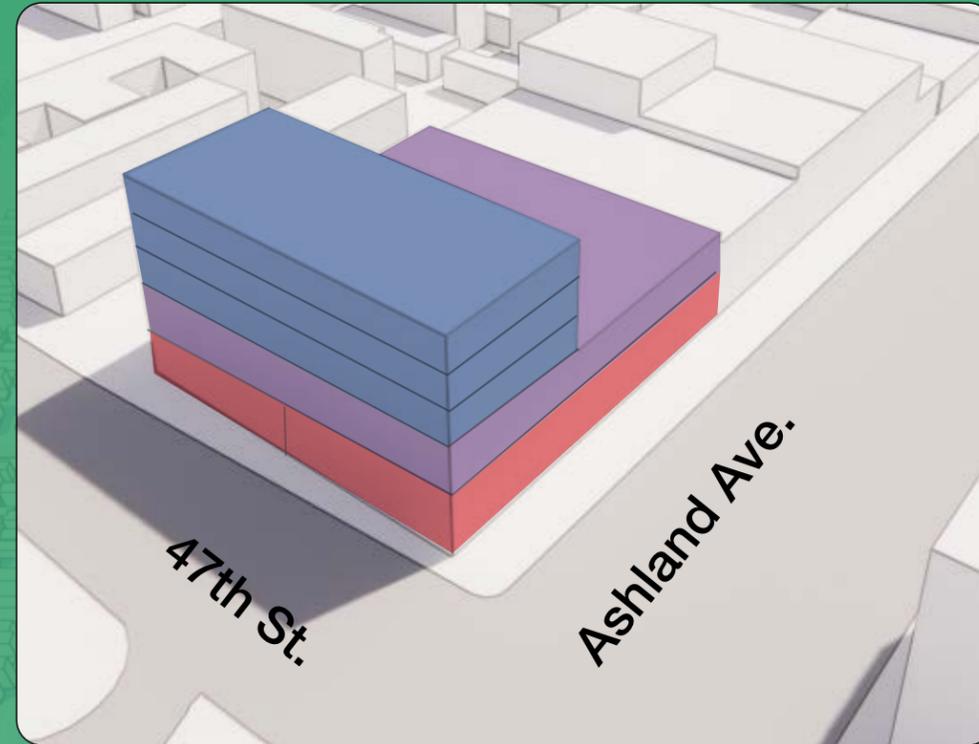


Blue Lacuna, Chicago



The Wing, Chicago

Questions:



What is your top development priority for this site?

Do you have a preferred use and design?

Are there any priorities we missed?

Schedule

Community stakeholder and property owner interviews	Ongoing
New City ISW Neighborhood Roundtable <i>Report out and discussion on results of the Visioning Workshop</i>	October 22
Draft RFP developed	month of November
New City ISW Neighborhood Roundtable <i>Review draft RFP</i>	November 19
RFP released	November 30 (Target)
Community review of RFP bids	Early 2021



Thank you!